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Uxbridge
Town Clerk

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TOWN OF UXBRIDGE



Meeting



Cancellation

Board or

Commission

Zoning Board of Appeal

Meeting Date

December 7, 2011

Time:

7:00 P.M.

Place

Board of Selectmen's Room

Authorized
Signature

June Bangma

AGENDA

PUBLIC HEARINGS:

CONTINUED: Case FY12-08 – Lackey Dam Management, LLC, Applicant is seeking a Variance/Special Permit to demolish existing structure and construct a new single-family residence on a different footprint in accordance with Section 400-12§G. The proposed dwelling will be entirely within all applicable set-backs. The property located at 29 Henry Street, Uxbridge, MA shown on the Town of Uxbridge Assessor's Map 19, Parcel 3199 and recorded in the Worcester County District Registry of Deeds Book 46214, Page 124 located in Residence A zone.

Case FY12-09 – Stevens Family Estate – requests a Variance/Special Permit for the return to preexisting dimensions for two lots on 209 & 215 Henry Street currently in single family use. 209 Henry Street is lacking 81 ft. of the required 200 ft. frontage and lacking 26,169 sf. area of the required 43,560 sf. Area for that zone. 215 Henry Street is lacking 55 ft. of the required 200 ft. The properties located at **209 & 215 Henry Street, Uxbridge, MA** shown on the Town of Uxbridge Assessor's Map 20, Parcels 3633 & 3716 and recorded in the Worcester County District Registry of Deeds Book #43518, Page 140 located in Residence C zone.

OLD/NEW BUSINESS:

- Review of potential revisions to the Zoning By-laws, "including, but not limited to, the Appendix A Table of Use Regulations, Accessory Uses (Section 400-11) and Non-Conforming Uses and Structures (Section 400-12) and any Definitions relative thereto.
- Minutes for November 9, 2011
- Mail/Miscellaneous
- Any other business which may lawfully come before the Board.

Respectfully submitted, Mark Wickstrom, Chairman, ZBA

MEETING POSTINGS:

Except in an emergency, a public body must post notice of a meeting at least 48 hours in advance, excluding Saturday's, Sunday's and legal holidays, except in emergencies. "Emergency" is a sudden, generally unexpected occurrence or set of circumstances demanding immediate action. In an emergency, a public body shall post notice as soon as reasonably possible prior to a meeting. Notice must include date, time and place of meeting. Must include listing of topics the chair reasonably anticipates will be discussed at the meeting. Topics must give enough specificity so that the public will understand what will be discussed at the meeting. Public bodies are encouraged to update the notice when aware of new topics within the 48 hour period before the meeting. Chairs should not post notices so far in advance that there is a high likelihood that new topics will arise, unless the chair updates the notice with any such new topics 48 hours in advance of the meeting.